Karen Johnson Davidson County
Batch# 227970 DEEDQC
05/09/2019 04:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190509-0043807

This Instrument Prepared by:
Paul F. Soper
1720 West End Ave., Suite 300
Nashville, TN 37203

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Edward L. and Karen D. Smith 1614 Stop Thirty Road Hendersonville, TN 37075	[same as new owner]	093-06-4-019.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EDWARD L. SMITH AND KAREN D. SMITH, HUSBAND AND WIFE** ("Grantor" herein), do hereby quitclaim transfer, convey, and confirm unto **EDWARD L. SMITH AND KAREN D. SMITH, HUSBAND AND WIFE** ("Grantee" herein), their heirs, successors, and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto.

This conveyance is subject to any and all existing easements, restrictions, and other matters of record. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The purpose of this transfer is to substitute the surveyed legal description attached hereto for the legal description currently of record.

WITNESS Grantor's hand, this 8th day of May, 2019.

Edward L. Smith

Karen D. Smith

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **EDWARD L. SMITH AND KAREN D. SMITH** , the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 8th day of May, 2019.

Notary Public

My Commission Expires: 1/3/22

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 8th day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 1/3/22

EXHIBIT "A"
Legal Description

LAND LOCATED IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF BROADWAY, 89 FEET EAST OF 4TH AVENUE SOUTH SAID LAND BEING A PART OF LOT NO. 21 IN THE PLAN OF DAVIDSON ACADEMY LOTS (NOT OF RECORD) DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BROADWAY (104 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT LYING ON A COMMON WALL AT THE NORTHEAST CORNER OF THE LUFAY ANDERSON SWEET II PROPERTY LOCATED AT 323 BROADWAY (BOOK 8977, PAGE 826 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE) AND BEING LOCATED N 62°13'30" E 89.0 FEET FROM A SURVEY NAIL (OLD) AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF SAID BROADWAY AND 4TH AVENUE SOUTH (72 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE WITH SAID SOUTHERLY MARGIN OF BROADWAY N 62°13'30" E 20.75 FEET TO A POINT IN A COMMON WALL AT THE NORTHWEST CORNER OF THE TROUBADOUR ENTERTAINMENT, LLC ET AL PROPERTY (INSTRUMENT# 20160812-0084388 SAID REGISTER'S OFFICE) AS SHOWN ON THE RE-SUBDIVISION OF PART OF LOT 21, FIRST ACADEMY PLAN (INSTRUMENT# 20150211-0012701 SAID REGISTER'S OFFICE); THENCE LEAVING SAID BROADWAY WITH SAID TROUBADOUR PROPERTY COMMON WALL S 27°27'19" E 114.95 FEET TO A POINT IN SAID TROUBADOUR EXISTING BUILDING LINE IN THE NORTHERLY LINE OF THE HTDG, LLC PROPERTY (INSTRUMENT# 20110328-0023630 SAID REGISTER'S OFFICE) AS SHOWN ON SAID RE-SUBDIVISION OF PART OF LOT 21; THENCE WITH SAID HTDG, LLC PROPERTY S 62°16'07" W 20.75 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SWEET; THENCE WITH SAID SWEET AND SAID COMMON WALL N 27°27'19" W 114.94 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 2385.04 SQ. FT. OR 0.05 ACRES MORE OR LESS AS DESCRIBED BY AN ALTA / NSPS LAND TITLE SURVEY DATED 4-26-2019 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. CERTIFIED BY JOHN HOOD TN. R.L.S.#1838.

Being the same property conveyed to EDWARD L SMITH AND KAREN D. SMITH, HUSBAND AND WIFE by deed from LUFAY ANDERSON SWEET, II, dated May 8, 2019 of record in Instrument No. _201905090043805____, Register of Deed's Office for Davidson County, Tennessee.

This is improved property known and designated as 321 Broadway, Nashville, Tennessee.

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

